

HERITAGE IMPACT ASSESSMENT

REPLACEMENT TIMBER FENCING AND WINDOWS.

GATEHOUSE COTTAGE, MAIN STREET, COTTERSTOCK, NORTHAMPTONSHIRE PE8 5HD

PURPOSE

The intention of this proposal is to justify the existing use of a solid vertical timber close boarded replacement fence along the front and side of the property and the use of pvcU replacement windows for the old rotten timber ones on the front elevation of the house. The cottage is a detached two storey small stone and thatched roof Grade 2 listed house on the north side of Main Street in Cotterstock village

PROPERTY AS EXISTING FRONT ELEVATION



View of the front south west facing front elevation of the cottage **as existing**

Continued over

FENCING AS EXISTING

View of the **existing** vertical close boarded timber boundary fence abutting the road.

FENCING AS BEFORE AS SHOWN ON AN H.E.R. MONOCHROME PHOTO

View of the old closeboarded and trellis topped timber fencing **prior to** replacement – no date.

The Historic Environment Record has been consulted for this property. The only written information is the listing description by Clews Architects from the late 1980s. It has been attached as an Appendix to this Assessment. The only other piece of information is the monochrome photo above. The earlier fencing has no mention in the Listing and has no historic or architectural merit.

The windows to the front elevation are mentioned in the Listing description as follows 'Gable abutting road has one-window range of casements, with glazing bars, under renewed wood lintels.' There is no mention of the materials or the date of the windows or their architectural merit. The new replacement windows are very similar to the ones they replace and still conform to the Listing description. They fit within the existing openings and are placed in the same recessed position.

Continued over

The cottage Rating and Scorings is 'Condition' 'Average' from the Listed Buildings Survey 1986.

The cottage itself has been chosen for its age – mid 18th C and 19th C - and for its mix of local materials – limestone, thatch and Collyweston slates. None of the windows are original.

End. 28.07.23.

Continued over

Appendix – H.E.R. information as follows

Northamptonshire County Monument Full Report**24/07/2023**

HER Number	Site Name	Record Type
2775/0/5 - MNN107948	Gatehouse Cottage, Main Street	Building

Mid 18th- and 19th-century cottage with thatched and Collyweston slate tile roofs.

Monument Types and Dates

HOUSE (Post Medieval to Late 20th Century - 1730 AD? to 1999 AD?)

Description and Sources**Description**

{1} House. Mid C18th and C19th. Squared coursed limestone and limestone ashlar with thatch and Collyweston slate roofs. Originally single-unit plan. 2 storeys with single-storey lean-to to either side. Gable abutting road has one-window range of casements, with glazing bars, under renewed wood lintels. Flanking lean-to extensions have similar windows. Gabled roof with catslides to either side, that to right has Collyweston slates. Side walls, each have a one-window range, with C19 style casements under wood lintel. Gable elevation to garden is ashlar, with a one-window range of tall casement windows with glazing bars, under stone lintels with keyblocks. C20 door to left. Stone stack at apex of gable. Interior probably remodelled C19 and C20.

{3} Single room cottage of one storey and attic, extended on both sides. Thatched roof. C18th or C19th.

{4} Undated photo;

<1> **Clews Architects**, 1980s, *Database for Listing of Historic Buildings of Special Architectural Interest: Northamptonshire, 17/59* (Digital archive). SNN102353.

<2> *List of Buildings of Special Architectural or Historic Interest ("Greenback")*, G10 (unchecked) (Catalogue). SNN41470.

<3> **Royal Commission on The Historical Monuments of England**, 1984, *An Inventory of The Historical Monuments in The County of Northampton, p.37+42 (checked)* (Series). SNN77384.

<4> *Photographs of buildings in Cotterstock* (Photographs). SNN112091.

Sources

(1) Digital archive: Clews Architects. 1980s. Database for Listing of Historic Buildings of Special Architectural Interest: Northamptonshire. h:heritage\smr\historic buildings database. 17/59

(2) Catalogue: List of Buildings of Special Architectural or Historic Interest ("Greenback"). G10 (unchecked)

(3) Series: Royal Commission on The Historical Monuments of England. 1984. An Inventory of The Historical Monuments in The County of Northampton. p.37+42 (checked)

(4) Photographs: Photographs of buildings in Cotterstock.

Associated resources - None recorded**Location****National Grid Reference**

Centred TL 04472 90691 (13m by 10m) TL09SW Area

Administrative Areas

Civil Parish COTTERSTOCK, North Northamptonshire (formerly East Northants District)

Address/Historic Names

Gatehouse Cottage, MAIN STREET, Cotterstock, Northamptonshire

Designations, Statuses and Scorings**Associated Designations**

Conservation Area	Cotterstock conservation area	Active	DNN12270
Listed Building (II) - 17/59	Gatehouse Cottage	Active	DNN3186

Other Statuses and Cross-References

Sites & Monuments Record - 2775/0/5	Active
SHINE Candidate (Unlikely)	Active

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HER Number 2775/0/5 - MNN107 Site Name Gatehouse Cottage, Main Street

Finds - None recorded

Associated Events/Activities

ENN102792 Listed Buildings Survey, 1986 (Event - Survey)

Associated Individuals/Organisations - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Ratings and Scorings

Condition Average Listed Buildings Survey, 1986

Related Monuments

2775/0 (structural record only) Interpretational Group

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